

**VALUATION REPORT (IN RESPECT OF FLAT)**

<b>General</b>				
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Housing Loan Purpose.	
2	a)	Date of inspection	: 02.11.2023	
	b)	Date of which the valuation is made	: 04.11.2023	
3	List of documents produced for perusal: I) Copy of Agreement For Sale No.20932/2023 Dated 23.10.2023 between Sanjeevani Vyapaar LLP(The Promoter) And Bhagyashri Sunil Kendre & Dipak Balasaheb Sirsat(The Purchasers). II) Copy of RERA Certificate Registration No.P51800001140 Dated 17.11.2022 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate No.CHE / ES / 1869 / S / 337 (NEW) / FCC / 3 / Amended Dated 16.09.2022 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Approved Building Plan No.CHE / ES / 1869 / S / 337 Dated 03.12.2021 issued by Municipal Corporation of Greater Mumbai.			
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Bhagyashri Sunil Kendre &amp; Dipak Balasaheb Sirsat</b> Residential Flat No. 2102, 21 <sup>st</sup> Floor, Wing - B, "Avante", Next to DMart, LBS Marg, Village - Hariyali, Municipality Ward No. S, Kanjur Marg, Taluka - Kurla, District - Mumbai Suburban, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, India.  Contact Person : Madhuri (Sales Person) Mobile No. 8879619075  Joint Ownership Details of ownership share is not available	
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 21 <sup>st</sup> Floor. <b>(1 BHK)</b> As per approved plan, the composition of Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets. The property is at 450 distance from Railway Station Kanjur Marg. <b>At the time of inspection building was under construction.</b>	
<b>Stage of Construction</b>				
<b>If under construction, extent of completion</b>				
	RCC Footing/Foundation	<b>Complete</b>	RCC Plinth	<b>Complete</b>
	Full Building Rcc	<b>Complete</b>	Internal Brick Work	<b>Complete</b>
	External Brick Work	<b>Complete</b>	Internal Plastering	<b>Complete</b>
	External Plastering	<b>Complete</b>	Door	<b>Completed upto 18th floor</b>
	Window	<b>Completed upto 18th floor</b>	Flooring, Tilling, Kitchen Platform	<b>Completed upto 18th floor</b>
	<b>Total</b>	<b>79% work completed</b>		
6	Location of property			

a)	Plot No. / Survey No.	:	New Survey No - 5(Pt), 111, 59(Pt) & 111	
b)	Door No.	:	Residential Flat No. 2102	
c)	C.T.S. No. / Village	:	CTS No - 118, Village - Hariyali	
d)	Ward / Taluka	:	Municipality Ward No - S Taluka - Kurla	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. CHE / ES / 1869 / S / 337 Dated 03.12.2021 issued by Municipal Corporation of Greater Mumbai	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 2102, 21 <sup>st</sup> Floor, Wing - B, "Avante", Next to DMart, LBS Marg, Village - Hariyali, Municipality Ward No. S, Kanjur Marg, Taluka - Kurla, District - Mumbai Suburban, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, India.	
8	City / Town	:	City - Kanjurmarg (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Hariyali Municipal Corporation of Greater Mumbai (MCGM)	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Internal Road & Slum Area	CTS No. 581 (P)
	South	:	Mahavir Majestic & D-Mart	CTS No. 117
	East	:	Open Plot & Kanjurmarg Station	CTS No. 582
	West	:	L.B.S. Marg	L.B.S. Marg
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals

	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 444.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 488.40 (Carpet Area + 10%) Built Up Area in Sq. Ft. = 515.00 (Area As Per Agreement For Sale)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°7'48.0"N 72°55'37.3"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 444.00 ( Area As Per Agreement For Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 118	
	Block No.	:	-	
	Ward No.	:	MunicipalityWard No - S	
	Village / Municipality / Corporation		Village - Hariyali, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2102, 21 <sup>st</sup> Floor, Wing - B, " <b>Avante</b> ", Next to DMart, LBS Marg, Village - Hariyali, Municipality Ward No. S, Kanjur Marg, Taluka - Kurla, District - Mumbai Suburban, Kanjurmarg (West), Mumbai, PIN - 400 078, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	1 Basement + Ground + 4 Podiums + 24 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 6 Flats on 21 <sup>st</sup> Floor	
8.	Quality of Construction	:	Building Under Construction	
9.	Appearance of the Building	:	Building Under Construction	
10.	Maintenance of the Building	:	Building Under Construction	
11.	Facilities Available			

	Lift	:	Proposed 6 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Car Parking
	Is Compound wall existing?	:	Building Under Construction
	Is pavement laid around the Building	:	Building Under Construction
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	21 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 2102
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Building Under Construction
4.	House Tax		
	Assessment No.	:	Building Under Construction
	Tax paid in the name of	:	Building Under Construction
	Tax amount	:	Building Under Construction
5.	Electricity Service connection No.	:	Building Under Construction
	Meter Card is in the name of	:	Building Under Construction
6.	How is the maintenance of the Flat?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	<b>Bhagyashri Sunil Kendre &amp; Dipak Balasaheb Sirsat</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 488.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 444.00 (As Per Area Agreement For Sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction

15.	If rented, what is the monthly rent?	:	₹ 40,000/- (Expected rented income per month after completion)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 27,900/- to ₹ 30,500/- per Sq. Ft. on Carpet Area ₹ 25,400/- to ₹ 27,700/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 27,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 24,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,85,380/- per Sq. M. i.e. ₹ 17,222/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-

<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 24,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 27,500/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	444.00 Sq. Ft.	27,500.00	<b>1,22,10,000.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	<b>Total value / Realizable value of the property</b>			<b>1,22,10,000.00</b>
	<b>Insurable value of the property (515.00 X 3,000.00)</b>			<b>15,45,000.00</b>
	<b>Guideline value of the property (515.00 X 17,222.00)</b>			<b>88,69,330.00</b>